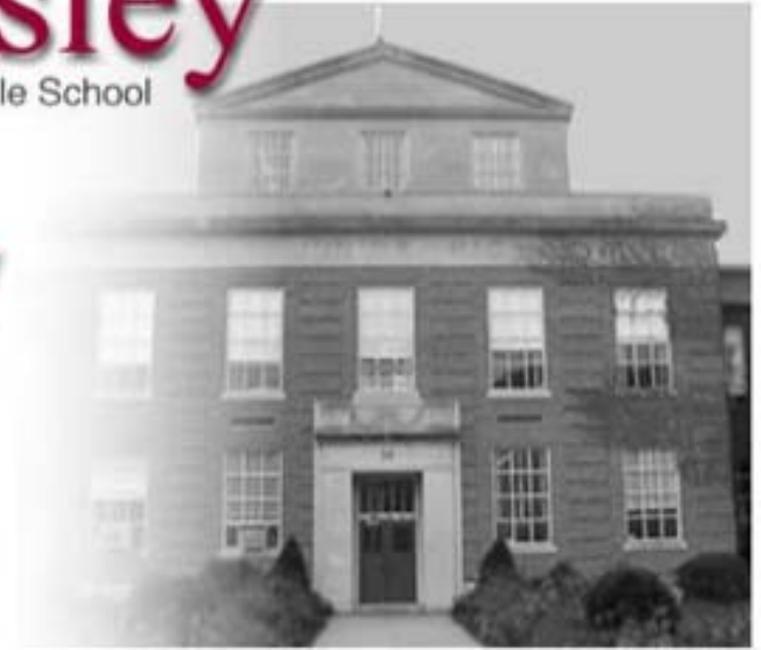


# Wellesley

Middle School



## WMS - School Building Committee

September 20, 2010



# Background - 1

- 10/1/2008 Enrollment Report projections indicate enrollment to exceed capacity in FY11 (9/2010). Peak of 1,285 in FY14 (9/2013).
- Initial need identified to be 8 regular classrooms, 2 science labs, 4 sped rooms, 2 elective spaces and 2 offices
- Initial feasibility study conducted summer 2009
  - Central Administration space, other existing spaces considered for renovations
  - Modularity and additions considered
- 9/2009 Unofficial projections lower for FY11 indicating instability in enrollment due to economy. Ramp up later (FY12). Unofficial peak of 1,239 in FY14. Additional space needs deferred to FY12.



# Initial Feasibility Study Summer 2009

# D'Auria Drive In-fill/South Addition



- Central Administration space renovated to classroom space. Alternative space for CA required
- 3 story addition between CA and Science wings
- Construction costs \$4.9M

**Conclusion:** Too costly and not needed at this time



# Gym B Addition

- Central Administration space renovated to classroom spaces
- Replace Gym B with 3 story addition
  - Teaching spaces
  - Offices for Central Administration
  - New Gym B
- Construction costs: \$9.2M

**Conclusion:** Too costly and not needed at this time

# Kingsbury Courtyard Connection



- Central Administration space renovated to classroom space. Alternative space for CA required
- Kingsbury wings attached with classroom spaces
- Construction costs \$5.2M

**Conclusion:** Too costly and not needed at this time



# All Renovations

- Central Administration space renovated to classroom space. Alternative space for CA required
- Other spaces
  - Gym B
  - Practice Rooms
  - Lecture Halls
  - Others
- Construction costs \$2.5M

**Conclusion:** Too costly and not needed at this time



# Modulars

- Central Administration space renovated to classroom space. Alternative space for CA required
- Donizetti Street parking lot modulars (8 classrooms)
- Construction costs \$3.0M

**Conclusion:** Too costly and not needed at this time



# Background - 2

- WMS SBC formed fall 2009. Application filed with MSBA
- Revised need 7 classrooms, 2 science labs, 2 elective spaces and 4 sped rooms
- Non-construction options investigated
- Second feasibility study expanded construction options



# Non-Construction Options

- Convert elementary schools to K – 6<sup>th</sup> grade
- Move a Middle School grade to an alternative site
- Staggered start and end times
- Use some classrooms at an alternative site (Sprague or High School)

**CONCLUSION:** After review of the options for feasibility, impact on program, and other pros/cons, **NONE** of the above described options were pursued.

# Non-Construction Options -- Educational Program



- Scaffolding of house, cluster, open enrollment model changes to an open enrollment/High school model
- Changes/reductions to the elective offerings
- Changes/increases to class size

**CONCLUSION:** Due to impact on program per School Committee, and other pros/cons, NONE of the above described options were pursued.

# Non-Construction Options – Space Utilization



- Space utilization study by *Consultant: Frank Locker, Educational Planning*
- Current Space Utilization at 71%
  - Teachers teach 5 out of 7 periods
  - House, cluster, open enrollment scaffolding
    - 3 schools within a school
    - House and cluster proximity needs increases complexity of space sharing
  - Elective blocks increase complexity of space sharing

**CONCLUSION:** Improvements in classroom utilization by dispersing language educators will help to support *part* but not all of increase in enrollment.



# Current Utilization

Type of Space	Quantity	Utilization
Regular Classrooms	40+6 language	71%
Science Classrooms	13	73%
Special Spaces		
• SpEd/Reading/ELL	13	76%
• Custom space electives (incl. Lecture Halls)	21	72%
Total	93	--



# Proposed Utilization Improvement

## Sharing of spaces

- Language electives
- Lecture hall classes (study hall and drama)

Type of Space	Quantity	Utilization
Regular Classrooms	40+6 language* (2 converted to reg. CR)+2 CR from LH2*=48 CRs	78%
Science Classrooms	14 (1 from LH3*)	73%
Special Spaces		
•SpEd/Reading/ELL	13	76%
• Custom space electives (excl. Lecture halls*)	19	74%
Total	94	--



# Second Feasibility Study: Modular Options

# Addition North Kingsbury Wing



- 2 -story addition
  - 2 Classrooms
  - 1 Science Lab
  - 1 SPED space
  - 1 Office
- Hard cost: \$935,400. Total cost: \$1.9M
- Assumes Central Administration relocated

**Conclusion:** Higher cost versus alternatives and longer lead time



# Addition North Kingsbury Wing and Courtyard

- 2-level addition
  - 2 Classrooms
  - 2 SPED
  - 1 Office
- Hard cost: \$1,697,600. Total cost \$3.4M.
- Assumes Central Administration relocated

**Conclusion:** Higher cost versus alternatives and longer lead time



# Addition North Kingsbury Wing and Calvin Road

- Addition on Calvin Road
  - 3 Classrooms
  - 1 Science Lab
- Hard cost: \$1,697,600. Total cost: \$3.4M.

**Conclusion:** Higher cost versus alternatives and longer lead time



# Second Feasibility Study: Internal Spaces Evaluated

Determined Not to be Viable

# Production Center/Science Storage



- Located in service area in basement not meant to be accessed by students
- Obstructed by column in middle of room
- Low pipes and beams prohibit installation of an acoustic ceiling
- Poor ventilation
- Costly to relocate
- Costly to convert

**Conclusion:** Not viable

# Production and Curriculum Storage



- Located in service area in basement not meant to be accessed by students
- No windows, no ventilation
- Served only by basement well window
- Not large enough for classroom
- Too small to serve as SPED space
- Low pipes and beams prohibit installation of acoustic ceiling

**Conclusion: Not viable**



# Technology Center

- The hub of school district's computer network
- Technicians and Technology director located in Center and must remain near servers
- Servers and fiber network costly to relocate
- Specialized space required for servers (preliminary estimate \$390,000)
- Renovation cost to create 2 classrooms \$260,000
- Requires alternative location (rent or available space)
- Total cost \$650,000 plus rent

**Conclusion: Higher cost than alternatives**

# Science Prep Room



- Already claimed and used as SPED space in FY11

**Conclusion:** Not viable



# Cafeteria

- Cannot be subdivided; currently crowded to capacity
- Cannot be shared during non-lunch periods because of Health Department concerns about hygenics
- May be used as Study Hall during non-lunch period

**Conclusion: Not viable**



# Gym B

- Can be converted to 3 Classrooms and 2 SPED spaces
- Windows need to be installed
- Will lose 2 PE spaces
- Hard cost: \$432,658. Total cost: \$874,642

**Conclusion:** Higher cost than alternatives and impact on program



# Photography Classroom

- Cannot be converted to Classroom -- too small
- Should not be converted to sped space
  - Only window is basement lightwell
- Loss of Photography elective

**Conclusion:** Not viable due to standards for Sped spaces and impact on program



# Fourth Floor Spaces

- Renovated space would not be compliant with Fire Code because only one egress
- Cannot be converted to SPED space
  - Too isolated for SPED use
  - Not adequate space for SPED

**Conclusion:** Not viable



# Second Feasibility Study: Internal Spaces to be Renovated

Determined to be Viable



# Central Administration

- Can be converted to 6 Classrooms or 4 Classrooms and a Science Lab or 3 Classrooms, 2 sped rooms and 1 Science lab
- Requires re-location of Central Administration and rental cost or alternative site
- Hard cost: \$449,579. Total cost: \$908,849
- Rental cost: \$200,000/year
- Renovation upon CA return: hard costs \$1,7M; total (incl. escalation and soft costs) \$3.6M

**Conclusion:** No free alternative site. Total cost (incl. rental and re-renovations) greater than other options.

# Health and Wellness Lecture Space



- Can be converted to SPED or Classroom
- Size of regular classroom
- Space requires minimal upgrades
- Hard cost: \$16,508 Total cost: \$33.8K.

**Conclusion:** Viable option



# METCO Office

- Can be converted to 1 SPED space
- Space requires minimal upgrades
- Includes a convenient Toilet Room
- Hard cost: \$32,084; Total cost: \$64.9K

**Conclusion:** Viable option



# Fitness Center Room

- Large enough for conversion to Science Lab
- Can share prep space with existing Science Lab
- Fitness Center can relocate to Aerobics/Dance space (room 204) and Aerobics/Dance to Gym B
- Hard cost For Fitness Center: \$168,152. Total cost: \$340K
- Aerobics/Dance conversion hard cost: \$71,480.
- Curtain partition for Gym B Cost: \$33,800

**Conclusion:** Viable option



# Practice Rooms

- Can be converted to 1 SPED space
- Practice Rooms not routinely used during school day, but highly utilized after school
- Adequate space upon removal of walls
- Hard cost: \$35,194. Total cost: \$71.1K

**Conclusion:** Viable option



# Performing Arts Office

- Can be converted to 1 SPED space
- Requires Performing Arts Dept. chair and secretary and visual arts secretary to relocate
- Adequate space upon removal of walls
- Hard cost: \$35,194. Total cost: \$71.1K

**Conclusion:** Viable option



# Lecture Hall – Second Floor

- Space for 2 Classrooms or 1 Class room and 1 oversized SPED space
- Space currently sub-optimally utilized
- Space in need of renovation
- Hard Cost: \$174,450. Total cost: \$352.7K.

**Conclusion:** Viable option



# Lecture Hall – Third Floor

- Space for 1 Classroom and 1 SPED space or 1 Science Lab and office
- Space currently sub-optimally utilized
- Space in need of renovation
- Hard cost: \$169,384 (CR and SPED), Total \$342.4K.
- Hard cost: \$196,612(Science Lab and office). Total \$397.5K.

**Conclusion:** Viable option



# Digital Art Room

- Can be converted on 1 Classroom
- Digital Art will share with Library Computer Room
- Requires investment in laptop computers to replace desk tops in current computer room
  - Cost: \$30,000

**Conclusion:** Viable option



# Updated Enrollment

Updated "unofficial" enrollment:  
9/17/10

Grade	FY11 Actual	FY12	FY13	FY14	FY15
6	396	413	393	396	411
7	378	388	406	385	388
8	361	378	389	406	385
Total	1,135	1,179	1,188	1,187	1,184



# Class size guidelines

- Middle school class size guideline is 22
- Keeping FY 12 GR 6 at 18 sections will cause classes to go to 23, but in FY13 and FY14 size will return to guideline. Note, classes will return to 23 in FY15.
- Keeping FY13 GR 7 at 18 sections will bring class average to 22.56.
- Keeping FY14 GR 8 at 18 sections will bring class average to 22.56. Recommendation is to go to 19 sections to bring average to 21.37
  - Larger range in grade 8 due to open enrollment and increased elective offering



# Projected space needs through FY14

- 3 Grade 8 classrooms
- 2 Elective classrooms
- 1 Sci lab
- 1 Full size SPED classroom
- 2 Smaller SPED classrooms
- 2 Offices – if available

# **Wellesley Middle School Enrollment Accommodation Study**

**School Building Committee Meeting  
September 20, 2010**

Wellesley Middle School  
Middle School Renovation Study

HMFH Architects, Inc

Master Option Comparison

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9	Option 10	
Name	Renovation Only	Modulars at Donizetti	Modulars at Calvin Rd Lot	Modulars @ Tennis Court	Modulars at Kingsbury North Wing	Modulars on Calvin Road	Modulars at Main Courtyard #1	Modulars at Main Courtyard #2	Modular at Main Courtyard #3	Modulars at Main Courtyard #4	
Type	<b>Renovation</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>	
June Status				<b>Abandoned - Zoning Issues</b>			<b>Abandoned - Handicap Accessibility</b>		<b>Abandoned - Fire Safety Concerns</b>	<b>Abandoned - Loss of Light &amp; Lockers</b>	
Meet Program requirements	<b>NO</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Option 1	Option 2	Option 3	Option 4 NEW	Option 5	Option 6		Option 8		Option 5A NEW	
Name	Renovation Only	Modulars at Donizetti	Modulars at Calvin Rd Lot	Renovation Gym B	Modulars at Kingsbury North Wing	Modulars on Calvin Road		Modulars at Main Courtyard #2		Modulars at Kingsbury North Wing	
Type	<b>Renovation</b>	<b>Stand Alone Addition</b>	<b>Stand Alone Addition</b>	<b>Renovation</b>	<b>Addition</b>	<b>Addition</b>		<b>Addition</b>		<b>Addition</b>	
Permitting Delays Factor	○○○○	●●●●	●●●●	○○○○	●●○○	●●○○		●●○○		●●○○	
Cent. Adm Phasing Factor	Phase 1	Phase 1	Phase 1	Phase 1	Phase 1	Phase 1		Phase 1		Phase 1	
Estimated Construction Cost	\$1,779,270	\$2,763,963	\$3,092,520	\$1,997,581	\$2,971,367	\$2,523,151		\$2,780,221		\$2,826,188	
Escalation 12 months	\$53,378	\$82,919	\$92,776	\$59,927	\$89,141	\$75,695		\$83,407		\$84,786	
Estimated Soft Cost (30%)	\$549,794	\$549,794	\$955,588	\$617,252	\$725,404	\$779,653		\$859,088		\$159,869	
Leasing Cost Cent. Adm	\$1,748,000	\$1,748,000	\$1,748,000	\$1,748,000	\$1,748,000	\$1,748,000		\$1,748,000		\$1,748,000	
Renovation Cost Cent. Adm	\$1,748,000	\$1,748,000	\$1,748,000	\$1,748,000	\$1,748,000	\$1,748,000		\$1,748,000		\$1,748,000	
Soft Cost Cent. Adm. Renovat.	\$524,400	\$524,400	\$524,400	\$524,400	\$524,400	\$524,400		\$524,400		\$524,400	
Conversion Gym B	\$0	\$0	\$0	\$766,640	\$0	\$0		\$0		\$0	
<b>Total</b>	<b>\$6,402,842</b>	<b>\$6,892,676</b>	<b>\$7,636,884</b>	<b>\$7,461,800</b>	<b>\$7,806,312</b>	<b>\$7,398,899</b>		<b>\$7,743,116</b>		<b>\$7,091,243</b>	
Renov. Disturbance Factor	●●●●	●○○○	●○○○	●●○○	●●○○	●●○○		●●○○		●○○○	
July-August Status		<b>Abandoned - Permitting Issues</b>	<b>Abandoned - Parking Loss &amp; Permitting</b>			<b>Abandoned - Parking Loss &amp; Permitting</b>					
Meet Program requirements	<b>NO</b>	✓	✓	✓	✓	✓		✓		✓	
	Option A (prev. Option 1)	Option B (prev. Option 4)	Option C (prev. Option 5)	Option D (prev. Option 3)	Option E NEW						
Name	Renovation #1	Renovation Gym B	Addition at Kingsbury North Wing	Additions at Main Courtyard & Kingsbury North Wing	Addition at Calvin Road - Gym B						
Type	<b>Renovation</b>	<b>Renovation</b>	<b>Addition</b>	<b>Addition</b>	<b>Addition</b>						
Permitting Delays Factor	○○○○	○○○○	●●○○	●●○○	●●○○					●●○○	
Cent. Adm Phasing Factor	Phase 2	Phase 2	Phase 1	—	Phase 1					Phase 1	
Estimated Construction Cost	\$1,706,896	\$1,925,839	\$2,749,471	\$3,694,031	\$6,539,367					\$196,187	
Escalation 12 months	\$51,207	\$57,775	\$82,484	\$110,821	\$196,187					\$0	
Estimated Soft Cost (30%)	\$527,431	\$595,084	\$849,586	\$1,141,455	\$2,020,726					\$0	
Leasing Cost Cent. Adm	\$1,529,500	\$1,529,500	\$1,748,000	\$0	\$133,400					\$0	
Renovation Cost Cent. Adm	\$1,748,000	\$1,748,000	\$1,748,000	\$0	\$0					\$0	
Soft Cost Cent. Adm. Renovat.	\$524,400	\$524,400	\$524,400	\$0	\$0					\$0	
Conversion Gym B	\$0	\$766,640	\$0	\$0	\$0					\$0	
<b>Total</b>	<b>\$6,087,434</b>	<b>\$7,147,238</b>	<b>\$7,701,941</b>	<b>\$4,946,307</b>	<b>\$8,889,680</b>						
Renov. Disturbance Factor	●●●●	●●○○	●●○○	●○○○	●○○○					●○○○	
July-August Status		<b>Abandoned - Gym B vital for Phys. Ed.</b>		<b>Abandoned - Addition to be built before Phase 3</b>	<b>Abandoned - Addition to be built before Phase 3</b>						
Meet Program requirements	<b>NO</b>	<b>NO</b>	✓	✓	✓✓						

Pros and Cons

Plus:  
All interior renovations. Min. permitting issues. Relatively inexpensive. Can shorten timeline to completion. Central Administration moves out in Phase 2

Plus:  
All interior renovations. Construction disruption in fewer places. Can shorten timeline to completion. Retains (1) Lecture Hall for Study & Drama, Central Administration moves out in Phase 2

Plus:  
Retains Physical Ed. & Performing Arts program spaces. Creates additional space for future flexibility. Adequate time for permitting of addition.

Plus:  
Retains Physical Ed. program spaces. Creates additional space for future flexibility. Least expensive option. Central Administration does not move at all.

Plus:  
Retains most education prog. space. Creates additional space for future flexibility. Creates permanent home for Central Administration.

Pros and Cons

Minus:  
Construction disruption in many places, little flexibility in the future. Negative impact on Performing Arts. Loss of both Lecture Halls. Does not meet program needs.

Minus:  
Negative impact on Physical Education Program (loss of 2) teaching stations while enrollment increases).

Minus:  
New addition creates permitting hurdles. Relatively more expensive. Central Administration must move for Phase 1.

Minus:  
Additions in multiple locations. Permitting hurdles. Loss of lecture Hall for Study Hall space. Negative impact on Performing Arts program. Central Adm is not improved.

Minus:  
Addition creates permitting hurdles. Loss of Lecture Hall for Study Hall space. Most expensive option. Central Adm has to move out for (1) year then to permanent home.

Wellesley Middle School  
Space Utilization Study Extension

HMFH Architects, Inc

**Program of Space Needs for FY 2012**

Space	No.	Size	Net area	Net to gross	Gross area
Classrooms 1-grade 8	1	750	750 sf	1.5	1,125 gsf
Elective Classroom	1	750	750 sf	1.5	1,125 gsf
Science Classroom 1 - grade 8	0	1,200		1.5	
SPED space	1	500	500 sf	1.5	750 gsf
<b>Total</b>	<b>3</b>		<b>2,000 sf</b>		<b>3,000 gsf</b>

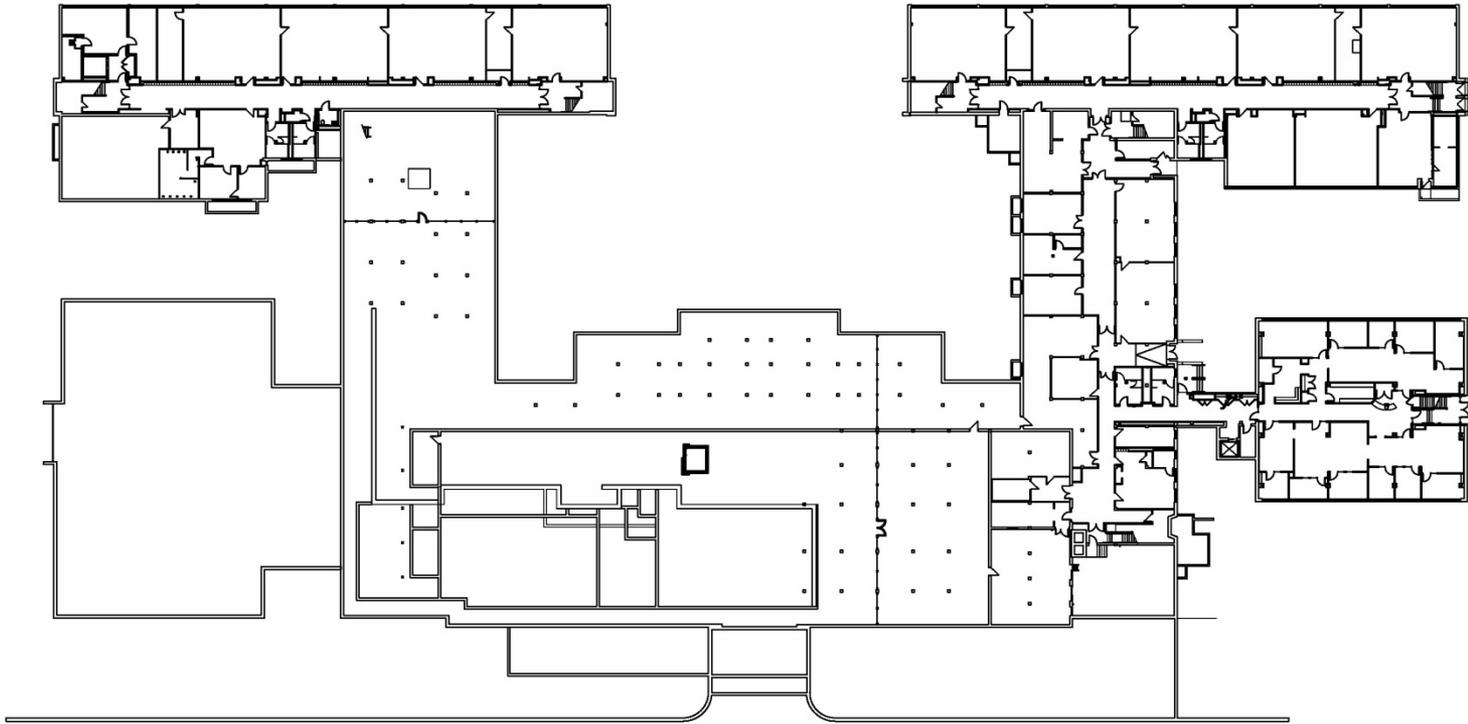
**Program of Space Needs for FY 2013**

Space	No.	Size	Net area	Net to gross	Gross area
Classroom 1-grade 8	1	750	750 sf	1.5	1,125 gsf
Elective Classroom	1	750	750 sf	1.5	1,125 gsf
Science Classrooms 1 - grade 8	1	1,200	1,200 sf	1.5	1,800 gsf
SPED space	1	500	500 sf	1.5	750 gsf
SPED Full-size Classroom	1	750	750 sf	1.5	1,125 gsf
<b>Total</b>	<b>5</b>		<b>3,950 sf</b>		<b>5,925 gsf</b>

**Program of Space Needs for FY 2014**

Space	No.	Size	Net area	Net to gross	Gross area
Classroom 1- grade 8	1	750	750 sf	1.5	1,125 gsf
<b>Total</b>	<b>1</b>		<b>750 sf</b>		<b>1,125 gsf</b>

Totals	9		6,700 sf		10,050 gsf
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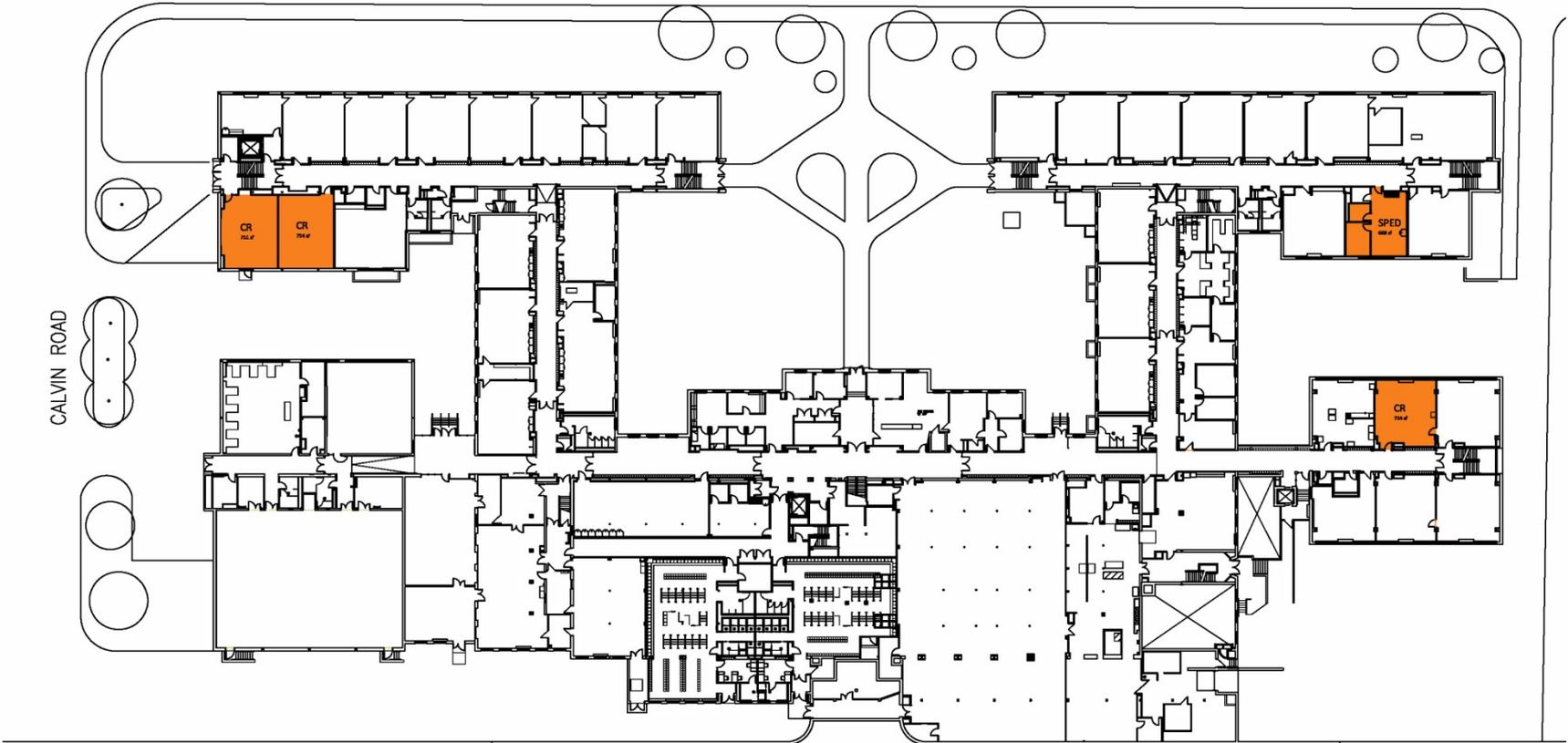
**SPACES TO BE RENOVATED**  
**REQUIREMENTS**  
6 CR - 1 SCI - 2 SPED = 9 spaces

# WELLESLEY MIDDLE SCHOOL

FIRST FLOOR  
**OPTION X**  
20 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD



**SPACES TO BE RENOVATED**  
**REQUIREMENTS**  
6 CR - 1 SCI - 2 SPED = 9 spaces

# WELLESLEY MIDDLE SCHOOL

SECOND FLOOR  
**OPTION X**  
20 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD

DONIZETTI STREET

# WELLESLEY MIDDLE SCHOOL

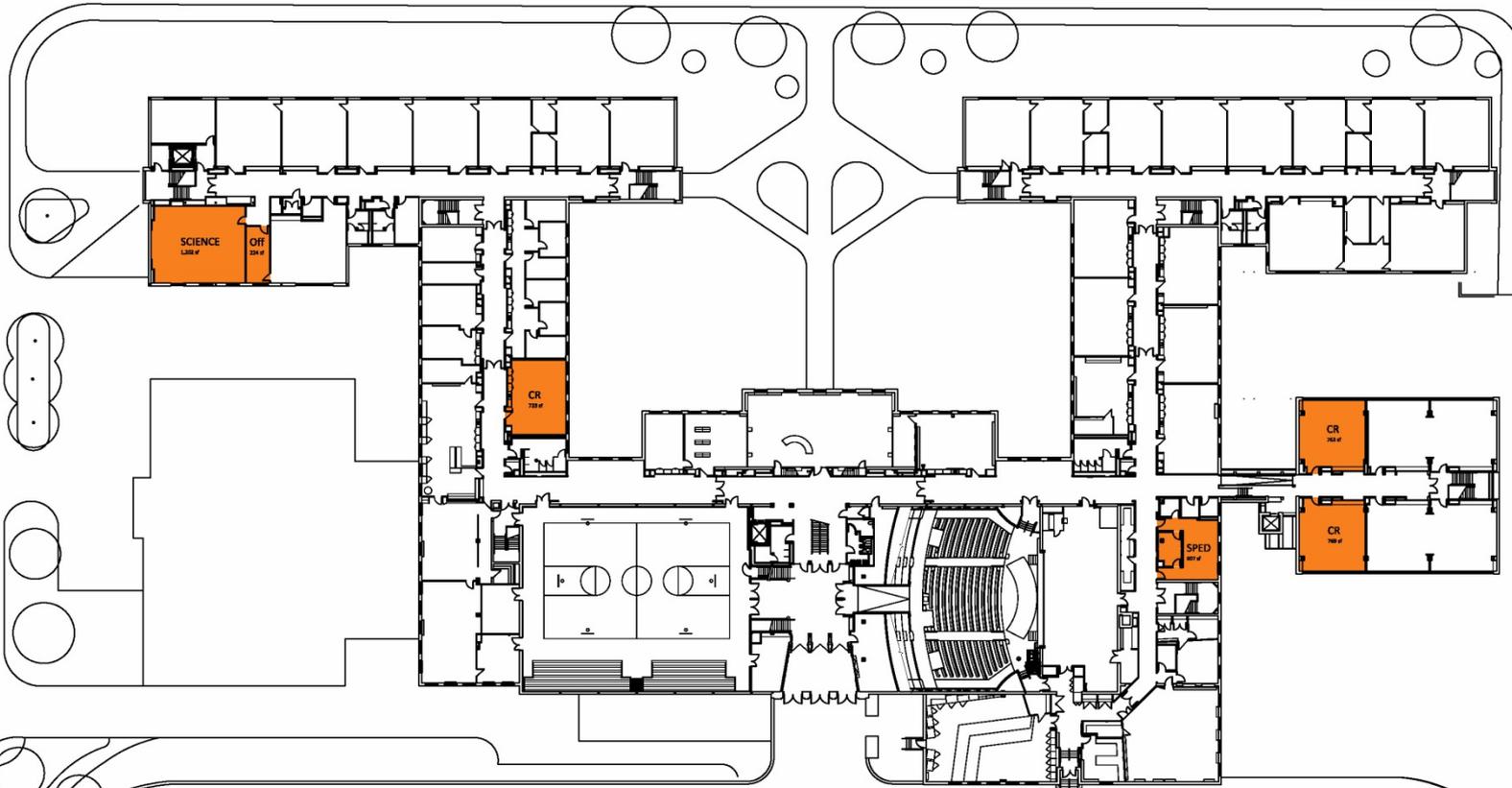
THIRD FLOOR  
**OPTION X**

20 SEPTEMBER 2010

 SPACES TO BE RENOVATED

**REQUIREMENTS**  
6 CR - 1 SCI - 2 SPED = 9 spaces

HMFH Architects, Inc

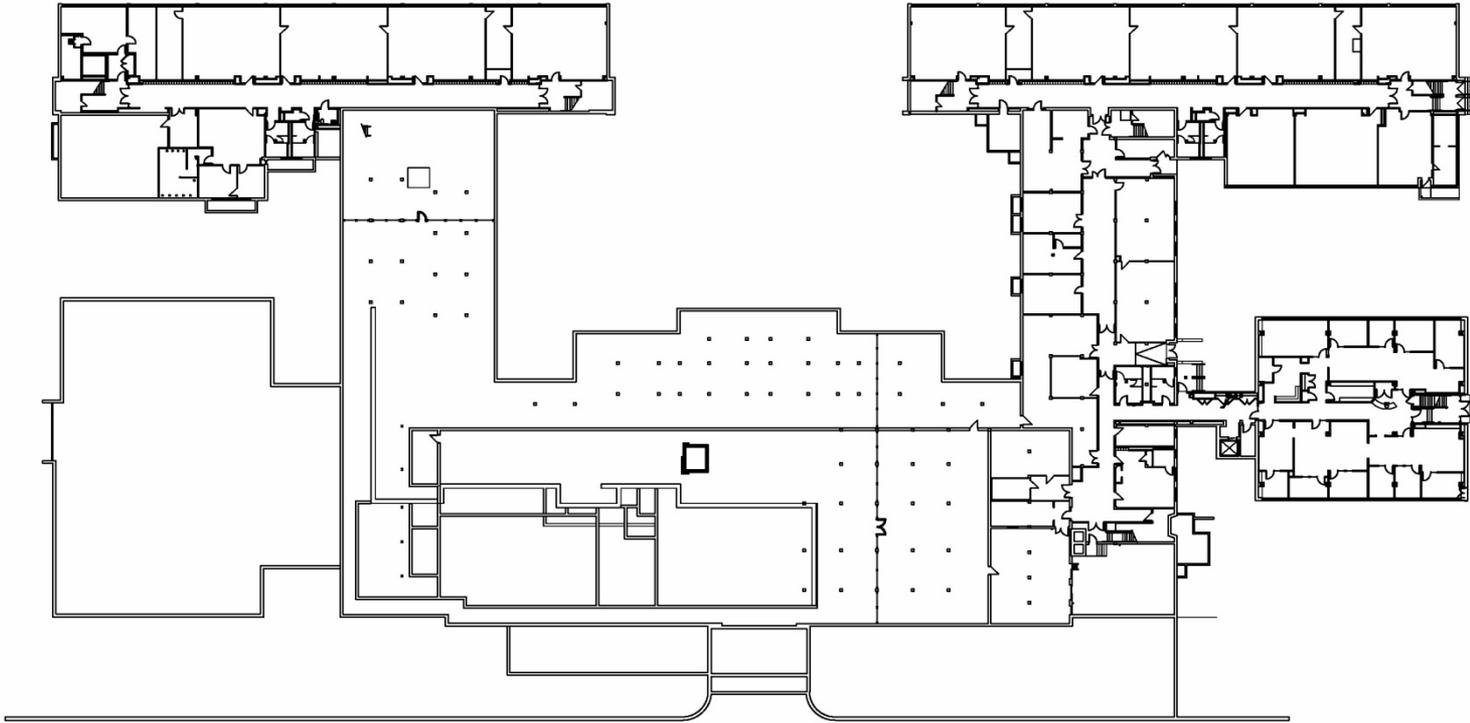


Wellesley Middle School  
Middle School Renovation Study

Construction Cost Summary

		Gross floor area	\$/sf	Estimated Cost	
<b>Option X - Renovation Only</b>					
<b>Interior Renovations</b>					
<u>First Floor</u>					
<u>Second Floor</u>					
1	SPED	Metco	668	48.03	\$32,084
1	Classroom	Health	734	22.49	\$16,508
2	Classrooms	Lecture Hall 2	1,520	114.77	\$174,450
<u>Third Floor</u>					
2	Classrooms	Language	1,532		\$0
1	SPED	Practice Rooms	607	57.98	\$35,194
1	Classroom	Digital Arts	723		\$0
1	Science	Lecture Hall 3	1,202	142.79	\$171,634
1	Office	Lecture Hall 3	224	111.51	\$24,978
<i>9 Teaching spaces + 1 office (program calls for 9)</i>					
Subtotal trade costs			7,210		\$454,848
General conditions				15%	\$68,227
Insurances and Bonds				2.25%	\$10,234
Phasing Premium				10%	\$45,485
Overhead and Profit				10%	\$45,485
Design Contingency				10%	\$62,428
Subtotal FY 2010 Construction costs					\$686,706
Escalation 12 months				3%	\$20,601
<b>Total Escalated Construction Costs</b>					<b>\$707,308</b>
<b>Soft Cost Allowance</b>				30%	<b>\$212,192</b>
Computers for Digital Arts					\$30,000
<b>Total cost</b>					<b>\$949,500</b>

September 20, 2010



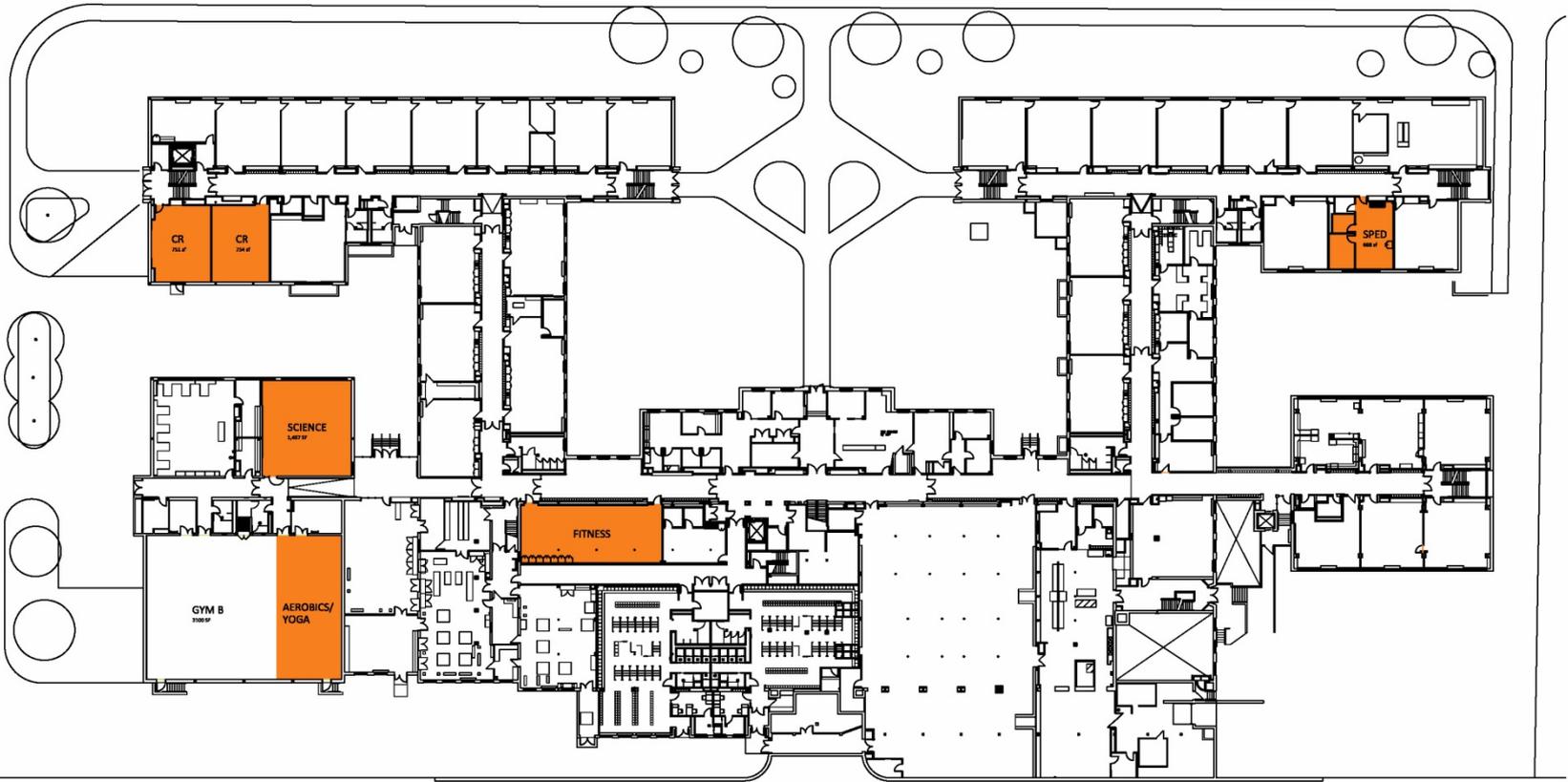
**SPACES TO BE RENOVATED**  
**REQUIREMENTS**  
6 CR - 1 SCI - 2 SPED = 9 spaces

# WELLESLEY MIDDLE SCHOOL

FIRST FLOOR  
**OPTION Y**  
20 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD



SPACES TO BE RENOVATED

REQUIREMENTS

6 CR - 1 SCI - 2 SPED = 9 spaces

# WELLESLEY MIDDLE SCHOOL

SECOND FLOOR  
**OPTION Y**  
20 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD

DONIZETTI STREET

# WELLESLEY MIDDLE SCHOOL

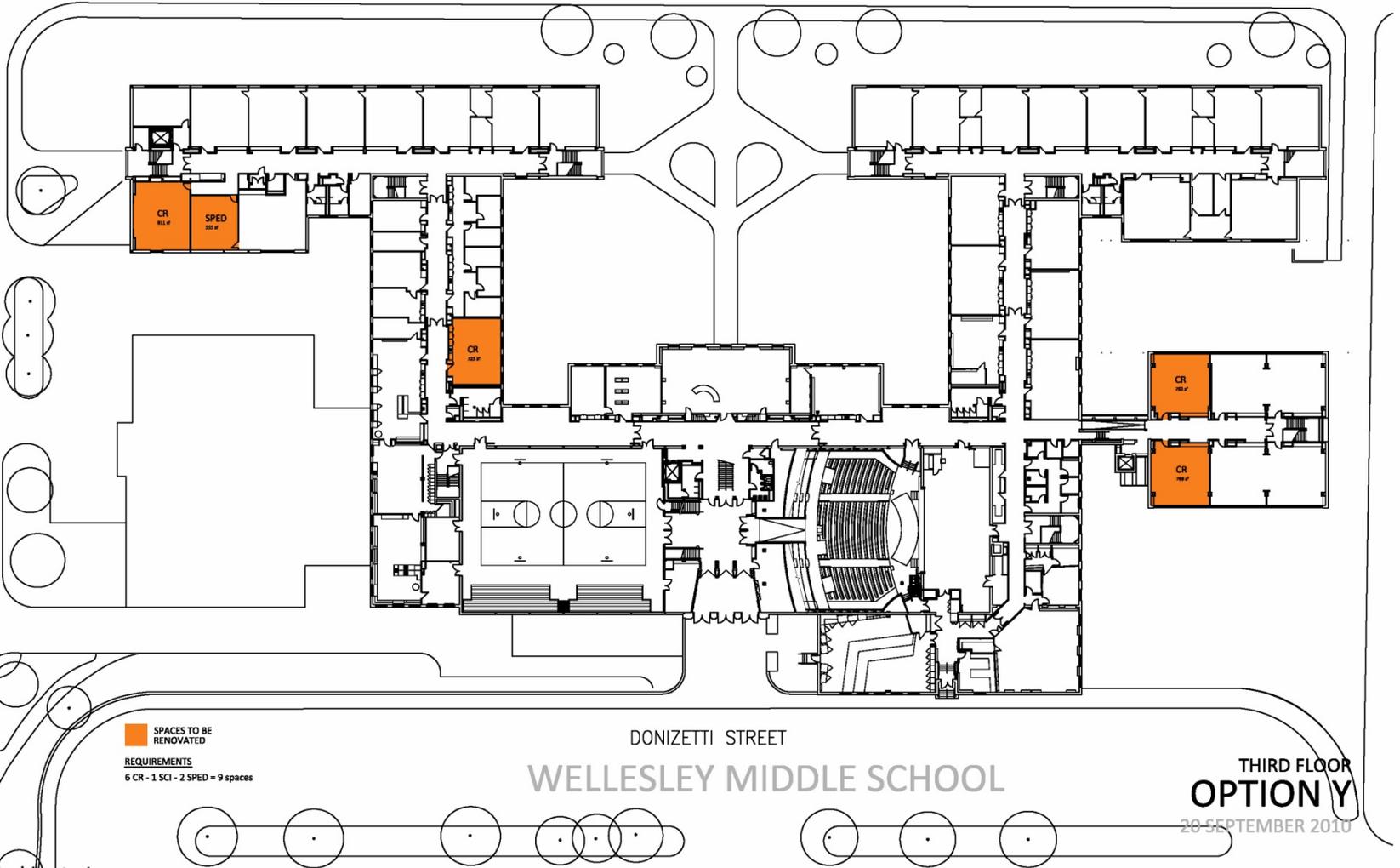
## THIRD FLOOR OPTION Y

20 SEPTEMBER 2010

 SPACES TO BE RENOVATED

REQUIREMENTS  
6 CR - 1 SCI - 2 SPED = 9 spaces

HMFH Architects, Inc

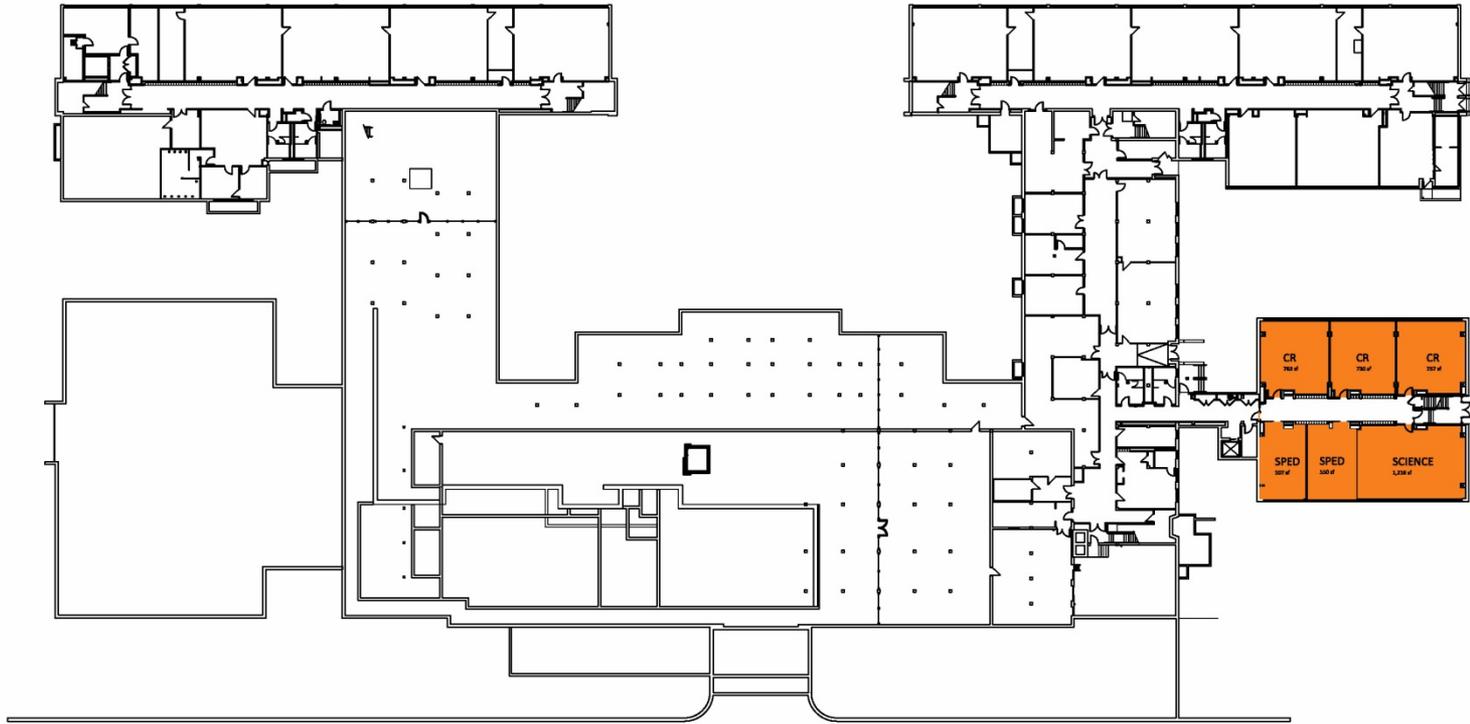


Wellesley Middle School  
Middle School Renovation Study

Construction Cost Summary

	Gross floor area	\$/sf	Estimated Cost	
<b>Option Y - Renovation Only</b>				
<b>Interior Renovations</b>				
<i>First Floor</i>				
<i>Second Floor</i>				
1 SPED	Metco	668	48.03	\$32,084
1 Science	Fitness	1,457	115.41	\$168,152
	Gym B			\$33,800
	Fitness	1,391		\$71,480
2 Classrooms	Lecture Hall 2	1,520	114.77	\$174,450
<i>Third Floor</i>				
2 Classrooms	Language	1,532		\$0
1 Classroom	Digital Arts	723		\$0
1 Classroom	Lecture Hall 3	1,519	111.51	\$169,384
1 SPED	Lecture Hall 3			
<i>9 Teaching spaces</i>				
Subtotal trade costs	8,810			\$649,351
General conditions		15%		\$97,403
Insurances and Bonds		2.25%		\$14,610
Phasing Premium		10%		\$64,935
Overhead and Profit		10%		\$64,935
Design Contingency		10%		\$89,123
Subtotal FY 2010 Construction costs				\$980,357
Escalation 12 months		3%		\$29,411
<b>Total Escalated Construction Costs</b>				<b>\$1,009,768</b>
<b>Soft Cost Allowance</b>		30%		<b>\$302,930</b>
Computers for Digital Arts				\$30,000
<b>Total cost</b>				<b>\$1,342,698</b>

September 20, 2010



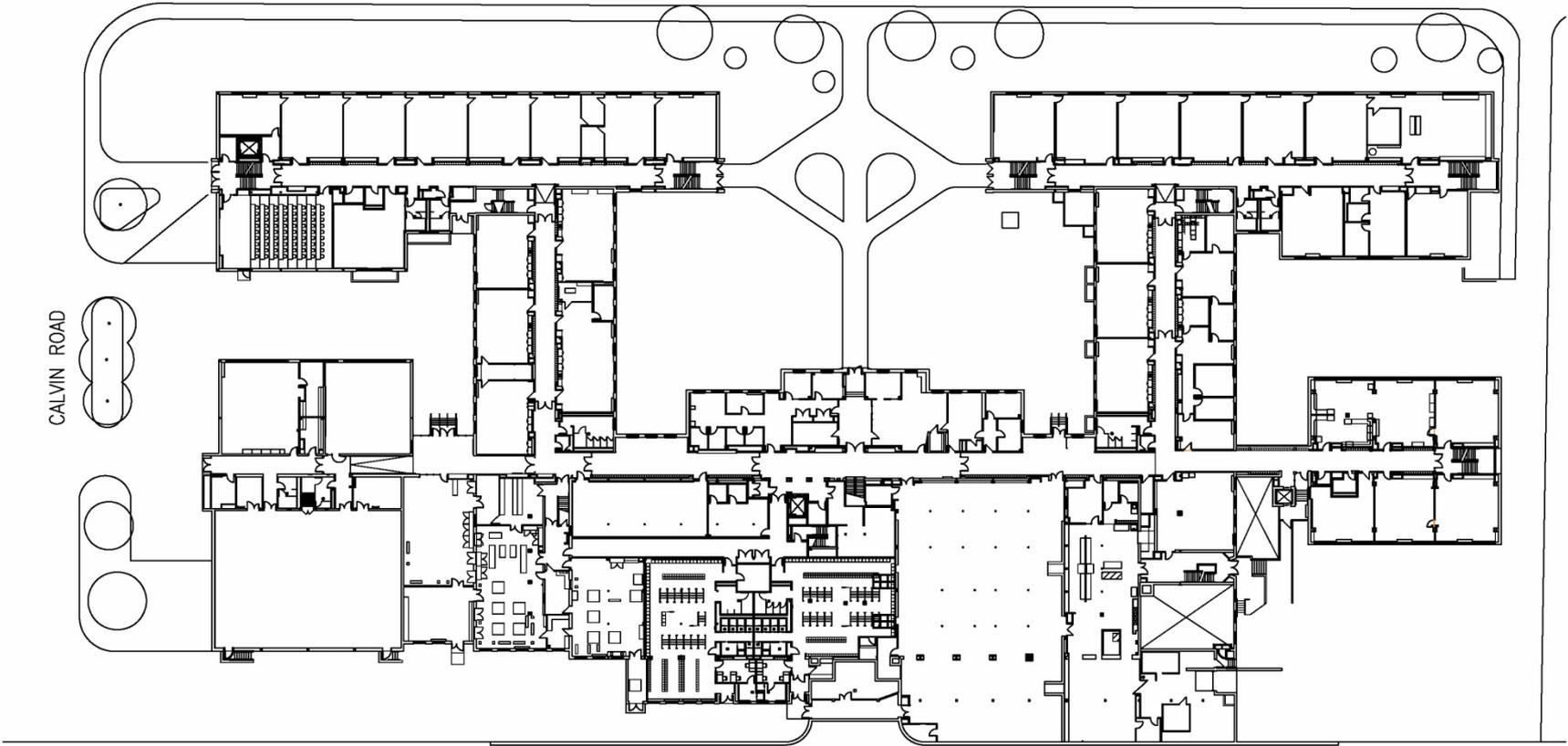
 SPACES TO BE RENOVATED  
**REQUIREMENTS**  
 6 CR - 1 SCI - 2 SPED = 9 spaces

# WELLESLEY MIDDLE SCHOOL

FIRST FLOOR  
**OPTION Z**  
 20 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD



**SPACES TO BE RENOVATED**  
**REQUIREMENTS**  
6 CR - 1 SCI - 2 SPED = 9 spaces

# WELLESLEY MIDDLE SCHOOL

SECOND FLOOR  
**OPTION Z**  
20 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD

DONIZETTI STREET

# WELLESLEY MIDDLE SCHOOL

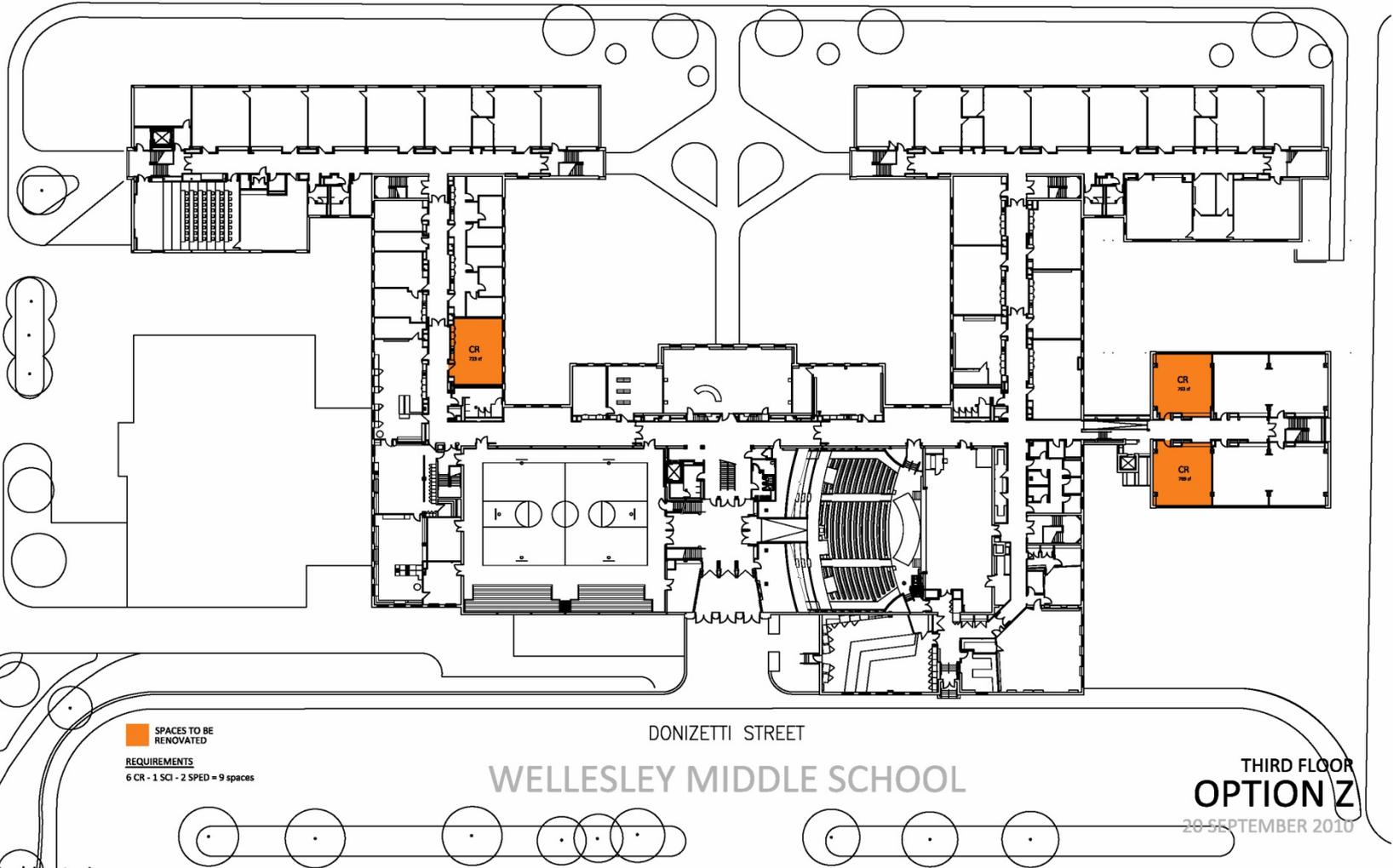
## THIRD FLOOR OPTION Z

20 SEPTEMBER 2010

 SPACES TO BE RENOVATED

**REQUIREMENTS**  
6 CR - 1 SCI - 2 SPED = 9 spaces

HMFH Architects, Inc



Wellesley Middle School  
Middle School Renovation Study

Construction Cost Summary

		Gross floor area	\$/sf	Estimated Cost	
<b>Option Z - Renovation Only - Cent. Adm moves out</b>					
<b>Interior Renovations</b>					
<i>First Floor</i>					
3	Classrooms	Central Admin.	5,336	73.86	\$394,143
1	Science	Central Admin.			\$55,436
2	SPED	Central Admin.			
<i>Second Floor</i>					
<i>Third Floor</i>					
2	Classrooms	Language	1,532		\$0
1	Classroom	Digital Arts	723		\$0
9	Teaching spaces				
Subtotal trade costs			7,591		\$449,579
General conditions				15%	\$67,437
Insurances and Bonds				2.25%	\$10,116
Phasing Premium				10%	\$44,958
Overhead and Profit				10%	\$44,958
Design Contingency				10%	\$61,705
Subtotal FY 2010 Construction costs					\$678,752
Escalation 12 months				3%	\$20,363
<b>Total Escalated Construction Costs</b>					<b>\$699,114</b>
<b>Soft Cost Allowance</b>				30%	<b>\$209,734</b>
Computers for Digital Arts					\$30,000
<b>Total cost</b>					<b>\$938,849</b>

September 20, 2010

Wellesley Middle School  
 Middle School Renovation Study

Construction Cost Summary

	Gross floor area		\$/sf	Estimated Cost
<b>Central Administration</b>				
<b>Total Cost Lease</b>	<b>8,740</b>	<b>8</b>	<b>25</b>	<b>\$1,748,000</b>
Renovation after 8 years	8,740		200	\$1,748,000
General conditions, etc		37%		\$651,130
				\$2,399,130
Design Contingency		10%		\$239,913
Subtotal FY 2010 Construction costs				\$2,639,043
Escalation 8 years		3% /year		\$97,370
Total Escalated Construction Costs				\$2,736,413
Soft Cost Allowance for Renovation		30%		\$820,924
<b>Total cost Renovation</b>				<b>\$3,557,337</b>
<b>Total 8-year Lease &amp; Renovation</b>				<b>\$5,305,337</b>

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# Options Summary



	<b>Option X Science Lab – LH3</b>	<b>Option Y Science Lab - FC</b>	<b>Option Z Central Admin</b>
Spaces Created	<ul style="list-style-type: none"> <li>•2 CRs (LH2)</li> <li>•2 CRs (util.)</li> <li>•1 CR (digital art)</li> <li>•1 CR (H&amp;W)</li> <li>•1 Sci. Lab (LH3)</li> <li>•1 Sped (Pract.)</li> <li>•1 Sped (Metco)</li> </ul>	<ul style="list-style-type: none"> <li>•3 CRs (LH2 &amp; LH3)</li> <li>•2 CRs (util.)</li> <li>•1 CR (digital art)</li> <li>•1 Sci. Lab (Fitness Ctr)</li> <li>•1 Sped (LH3)</li> <li>•1 Sped (Metco)</li> </ul>	<ul style="list-style-type: none"> <li>•3 CRs (CA)</li> <li>•2 CRs (util.)</li> <li>•1 CR (digital art)</li> <li>•1 Sci. Lab (CA)</li> <li>•2 Sped (CA)</li> </ul>
Preliminary Constr. Cost	\$949,500	\$1,342,698	\$938,849
Comments	Loss of practice rooms and H&W lecture room. Office extra.	Shifting of Fit. Cntr	Alternative location for CA requires funds
Flexibility for future	Fitness Center	H&W and Practice Rooms	Other internal spaces



# Timing

- 4 months for design, documentation, bid and execute contract
- Construction
  - Classroom renovation -- 2 months
  - Lecture Halls -- 5 months
- To do lecture hall construction over the summer, funds need to be available by January